

For Sale and Lease

Flex Industrial / Office with Outdoor Storage

**17230 Bel-Ray Pl,
Belton, MO 64012**

Sale Price

\$1,485,000

Lease Rate

\$10 / SF + \$3.17 NNN

BUILDING 1

4,830 SF

Building 2

2,200 SF



Facing East

Land and Buildings can be Leased Individually

SCAN QR CODE TO VIEW ONLINE



CONTACT

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ABOUT THE PROPERTY

Property Overview

Bel-Ray Place in Belton, MO, this currently vacant industrial property offers 2,200 - 7,030 SF across two clear span buildings on 1.56 acre lot with .66 acres fenced. Building 1 spans 4,830 SF with a flexible office/warehouse layout that can be reconfigured to suit multiple owner's or tenant's operational needs. Building 2 offers 2,200 SF of functional industrial space, featuring three 10x10 drive in doors, an office with mezzanine storage, epoxy flooring, a floor drain, and heavy duty 3-phase power (200 amps, 240 volts). Ideal for a range of industrial, warehouse, or distribution uses. Owner is open to leasing buildings separately.

KEY HIGHLIGHTS

- Two clear-span industrial buildings totaling 7,030 SF
- 0.66 acres Fenced yard
- Building 1: 4,830 SF, flexible office/warehouse layout, recently expanded office build-out (demoable)
- Building 2: 2,200 SF with 3 drive-in doors (10x10)
- Building 2 features office with mezzanine, private bathroom, HVAC, epoxy flooring, and floor drain
- Property is currently vacant and available for immediate occupancy
- Built in 1975
- For Sale: \$1,485,000 or For Lease: \$10.00/SF + \$3.17 NNN

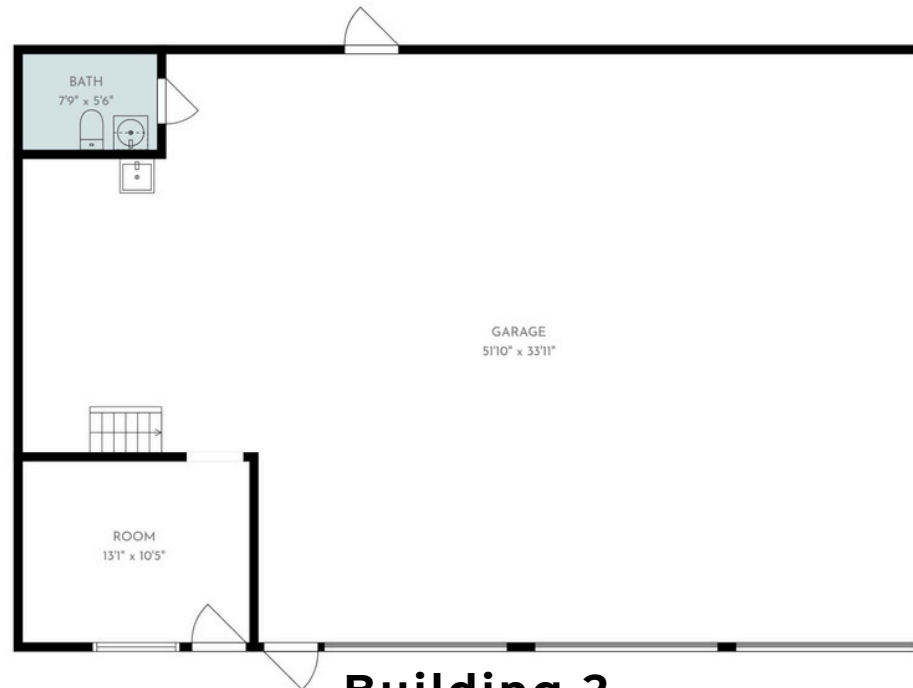
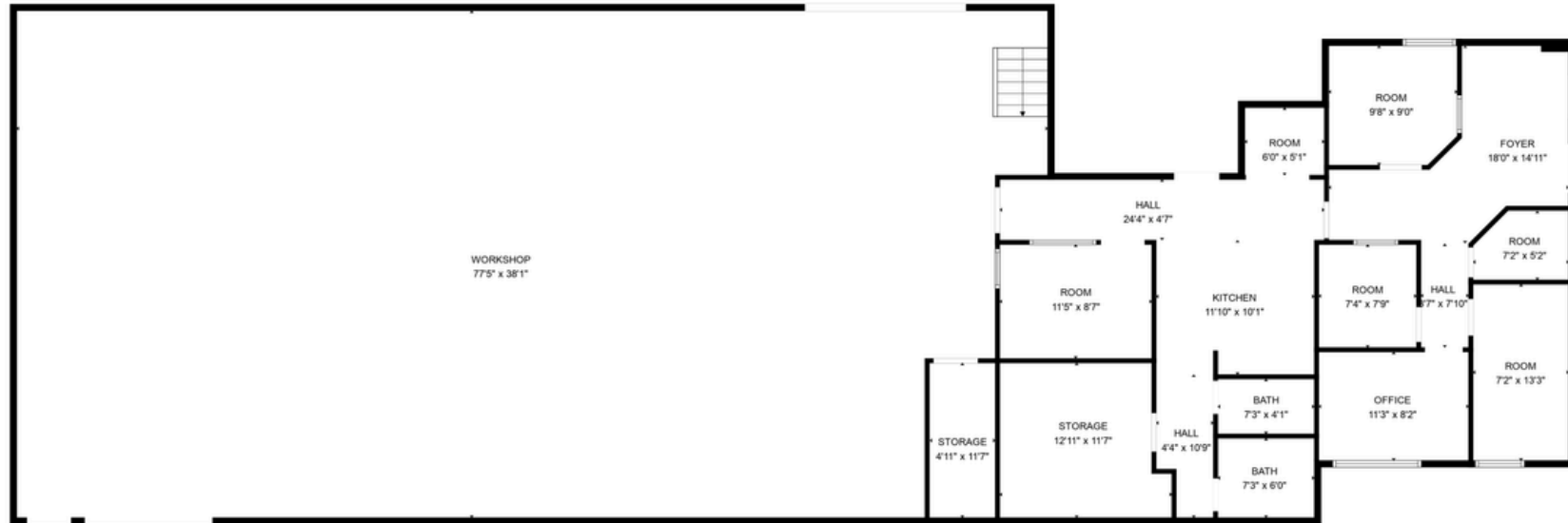


THE TOUR



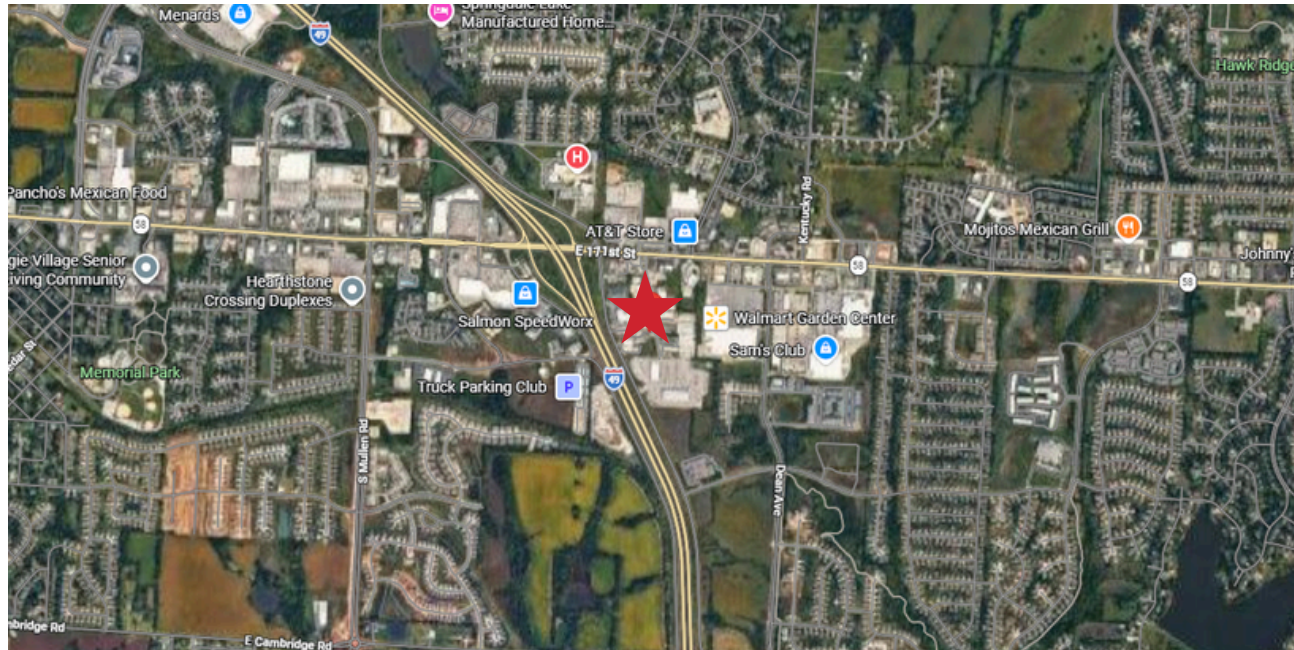
FLOOR PLANS

Building 1



Building 2

MAP VIEW



CONNECT

Contact Our Team

Request the due diligence package, tour the building, or discuss terms.

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